

AGENDA
Wednesday, June 19, 2019
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 19-00407 **PA-3-19 2615 Spain Street**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the south side of Spain Street, on Lots B and C, of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

COMMISSION ACTION: Motion to approve carried, 9-0

Related to Case 23-19

[Application](#) [Staff Report](#)

2. 19-00408 **Case 23-19 2623 Government Street**
 To rezone from Transition (B1) and Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, to the west of South Eugene Street, on the Frame Shop Lot, and a portion of Lots B, C, all of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
Related to PA-3-19
[Application](#) [Staff Report](#)
3. 19-00412 **TA-10-19 Section 3.1.4 Coordination with Others**
 To require projects within the Zachary and Central School Districts to receive recommendations from the municipalities Planning and Zoning Commission.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 9-0
This item was deferred from May 15, 2019
[Staff Report](#)
4. 19-00413 **Case 19-19 1683 O'Neal Lane**
 To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer to June 17 carried, 9-0
This item was deferred from May 15, 2019
[Application](#) [Staff Report](#)
5. 19-00542 **RV-8-19 C.J. Territo Tract Revocation**
 A request to revoke a portion of an 80 foot right-of-way of Highland Road, located north of Highland Road and east of Kenilworth Parkway, on Lot A-1-A of the C.J. Territo Tract (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 4.13.D
[LONO from Dept of Development](#) [LONO from Dept of Transportation and Drainage](#)
[Exhibit](#) [Aerial Map](#) [Zoning Map](#) [Memo to Metro Council](#) [RV-8-19 MC Report](#)
6. 19-00551 **PA-4-19 23360 Liberty Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 30-19
[Application](#) [Staff Report](#)

7. 19-00552 **Case 30-19 23360 Liberty Road**
 To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, on a portion of Tract B called the A. K. Browning Property. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-4-19
[Application](#) [Staff Report](#)
8. 19-00553 **PA-5-19 14001 Nicholson Drive**
 To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive, to the west of Memorial Tower Drive, on Tract 1-B of the Woodstock Plantation Subdivision. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change of conditions
COMMISSION ACTION: Motion to approve carried, 7-0-1
[Application](#) [Staff Report](#)
9. 19-00554 **PA-6-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**
 To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the north side of Brightside Drive, to the east of Ward Street, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval
COMMISSION ACTION: Motion to approve carried, 8-0
Related to Case 36-19
[Application](#) [Staff Report](#)
10. 19-00555 **Case 36-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**
 To rezone from Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the northwest quadrant of the intersection of Brightside Drive and Oleson Street, to the west of Nicholson Drive, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-6-19
[Application](#) [Staff Report](#)
11. 19-00556 **PA-7-19 Wiltz Ridge (11881 Perkins Road)**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval
COMMISSION ACTION: Motion to approve carried, 8-0
Related to SPUD-1-19
[Application](#) [Staff Report](#)

12. 19-00557 **SPUD-1-19 Wiltz Ridge**
 Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 8-0
Related to PA-7-19
[Application](#) [Staff Report](#) [Plans](#)

13. 19-00558 **PA-8-19 10122, 10142 Vignes Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in condition
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

14. 19-00559 **TA-11-19 Chapter 10, Overlays**
 To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 7-0
Historic Preservation Commission Action: Approval of the provisions of Section 10.4, Local Historic Districts, by a vote of 6-0 on April 10, 2019.
[Staff Report](#)

15. 19-00560 **TA-13-19 Section 15.21.H, Elevation of Streets and Parking Lots**
 This amendment eliminates the provision of Section 15.21.H of the UDC requiring streets and parking lots within the parish to be constructed above the record inundation
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
[Staff Report](#)

16. 19-00561 **TA-14-19 Chapter 7, Nonconformities**
 To revise Chapter 7 to simplify and standardize language.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#)

17. 19-00563 **Case 20-19 Water Campus**
 To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Lots 4, 6 and 7, Square 287, Suburb Gayley; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 21-19
[Application](#) [Staff Report](#)
18. 19-00564 **Case 21-19 Water Campus 2**
 To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the Comprehensive Plan and the expansion of Downtown Character Area
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 20-19
[Application](#) [Staff Report](#)
19. 19-00565 **Case 27-19 226 and 248 Staring Lane**
 To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer 30 days to June 17 carried, 8-0
Related to Case 27-19
[Application](#) [Staff Report](#)
20. 19-00566 **Case 28-19 13213 Perkins Road**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road, to the east of Siegen Lane, on a portion of Lot B-1-2 of Meadow Park Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

21. 19-00567 **Case 29-19 17170 Perkins Road**
 To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the north of Highland Road, on Lot 9-A of Highland Road Acres Subdivision. Section 56, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
22. 19-00568 **Case 33-19 11210 Cloverland Avenue**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff cannot certify the requested change of zoning, while it is consistent with the Comprehensive Plan, compatible with surrounding uses, it does not conform to Unified Development Code requirements due to insufficient lot frontage
COMMISSION ACTION: Motion to deny carried, 6-2
[Application](#) [Staff Report](#)
23. 19-00569 **Case 34-19 5170 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on the property located the south side of Government Street, to the west of South Saint Tammany Street, on portions of Lots 30 and 31, Block 7 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
24. 19-00570 **Case 35-19 15062 Florida Boulevard**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Florida Boulevard, to east of Fontainebleau Drive, on Lot Y-2, 2nd Filing, Part 3 of West River Oaks Subdivision. Section 4, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried, 5-3
[Application](#) [Staff Report](#)
25. 19-00571 **ISPUD-5-19 Highland Grove (7507 Highland Road)**
 Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
COMMISSION ACTION: Motion to defer 60 days to July 15 carried, 7-0-1
[Application](#)

26. 19-00572 **TND-1-07 Phases 1-10, Rouzan CP Revision 7**

A revision to the land use to reallocate residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

[Application](#)

ADJOURN